



Wayside Cottage Snitter

- Semi detached cottage
- Two bedrooms
- Electric wet central heating
- PVC double glazing
- Furniture and furnishings available
- Ideal holiday home

Offers Over £99,950



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Wayside Cottage, Snitter, Northumberland NE65 7EJ

Semi detached country cottage recently renovated and ideally suited as a holiday home or for investment purposes. The interior of the property has been maximised to create a sitting room/ dining room with fitted kitchen area off, ground floor double bedroom and bathroom plus first floor double bedroom and attic storage space. Electric wet central heating has been installed with PVC double glazing. The property is furnished and equipped for instant letting purposes. Snitter is a small hamlet around 3 miles from the centre of Rothbury and is in a popular tourist area within the Cheviot foothills. Rothbury has day to day shopping facilities and specialist retail outlets with a choice of public houses/ restaurants within a 10 mile radius. The unusual layout of this cute country cottage must be viewed to be appreciated.

Solid door opening to:

LOBBY

SITTING ROOM/ DINING ROOM (front facing) 13' 8" (4.17m) x 10' 5" (3.18m)

Cast iron multi-fuel stove set on stone hearth. Oak flooring throughout. T.V. and telephone points. Radiator. Open plan to kitchen.

KITCHEN (rear facing) 13' 11" (4.24m) x 4' 3" (1.3m)

Range of fitted units incorporating stainless steel sink with mixer tap. Integral washing machine, fridge and microwave. Electric halogen hob and electric oven. Radiator. Inset ceiling spotlights. Cupboard with hot water tank. Access to stairs to first floor.

BEDROOM ONE 9' 6" (2.9m) x 7' 6" (2.29m)

Opening off the entrance lobby and using borrowed light from the hall. Inset ceiling spotlights. Radiator.

BATHROOM (rear facing)

Panel bath with electric shower over, pedestal wash handbasin and w.c.. Part tiled walls. Tiled floor. Chrome ladderstyle radiator. Shaver point.

FIRST FLOOR

BEDROOM TWO (rear facing – Velux) 9' 5" (2.87m) x 7' 7" (2.31m) (part sloping ceiling)

Radiator. Built-in drawer unit.

STORAGE AREA (rear facing) 11' 4" (3.45m) x 7' 8" (2.34m) (max)

A good storage area with 5' 0" (1.52m) headroom maximum and part sloping ceilings.

Agents note: furniture and furnishings available extra by negotiation.

JKY/KM/AL3703/4.5.10

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F	24	24
(1-20) G	1	1	(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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